

**The Housing Authority  
of the City of East Orange**  
East Orange, NJ



**Customer Overview**

Constellation Energy implemented water and energy improvements in the administrative office and in 244 residential units located in two high-rise buildings. The energy performance contract (EPC) enabled the Authority to maximize capital fund improvements by utilizing utility savings and reinvesting them in the housing community.



***The Housing Authority of East Orange is expected to reduce energy costs by more than \$200,000 a year.***

**Project Description**

The EPC provided water and energy efficient solutions including: ventilation system controls; water conservation measures including flow restricting aerators, low flow toilets and showerheads; lighting upgrades including LED exit signs; weatherization and new gas boilers.

The EPC also made possible the installation of a state-of-the-art resident information technology center featuring five computer workstations and presentation capabilities.

**Contact**

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**Highlights & Estimated Savings**

- Capital investment : \$1,228,000
- Estimated annual savings: \$207,333
- Physical needs assessment performed during EPC.
- Resulting improvements included: entrance door smoke seals and thresholds, exterior lighting controls and compactor room ventilation.

**Contract and Schedule**

- 12-year contract term ending 2019
- Project construction completed March 2009